



REDEVELOPMENT AGENCY AGENDA
MEETING OF: JULY 7, 2004

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 11:42 A.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, BROWN, WEEKLY, MACK, and WOLFSON

EXCUSED: MEMBER MONCRIEF

ALSO PRESENT: DOUG SELBY, Executive Director, BRADFORD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Court Clerk's Office Bulletin Board, City Hall Plaza
Las Vegas Library, 833 Las Vegas Boulevard North
Clark County Government Center, 500 So. Grand Central Parkway
Grant Sawyer Building, 555 E. Washington Avenue

(11:42 – 11:43)

2-1816

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: JULY 7, 2004

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: CHRIS KNIGHT, ACTING

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF MAY 5, 2004

MOTION:

REESE – APPROVED by Reference – UNANIMOUS with MONCRIEF excused

MINUTES:

There was no discussion.

(11:43)

2-1826

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: JULY 7, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: CHRIS KNIGHT, ACTING

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING A MEMORANDUM OF UNDERSTANDING AMONGST THE CITY OF LAS VEGAS, CITY OF LAS VEGAS REDEVELOPMENT AGENCY, J.A. TIBERTI CONSTRUCTION CO. AND KITTRELL GARLOCK AND ASSOCIATES, ARCHITECTS, AIA, LTD. FOR THE PREPARATION OF A PROPOSAL TO DEVELOP A METRO BUILDING FACILITY ON THE COURTHOUSE PROPERTY, APN 139-34-210-047 - WARD 1 (MONCRIEF) (NOTE: THIS ITEM IS A RELATED ITEM TO CITY COUNCIL AGENDA ITEM #74)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Tiberti Const & KGA have approached the City & Agency about creating a proposal for the Las Vegas Metro Police Dept. to present to Clark County to develop a Metro Bldg facility ("Metroplex") on the courthouse property. The proposal contemplates utilizing the Redevelopment Plan for the benefit of the City, Agency, County & Metro & utilizing private sector development of Tiberti & KGA. This MOU expresses the understanding of the parties to prepare the proposal & acceptable terms of a DDA by 12/31/04.

RECOMMENDATION:

It is recommended that the Agency Board approve the MOU.

BACKUP DOCUMENTATION:

AMENDMENT ATTACHED

Memorandum of Understanding

Submitted at meeting: packet of information regarding Metroplex Redevelopment Project (filed under 7/7/2004 City Council Item 74)

MOTION:

REESE – APPROVED as recommended – UNANIMOUS with MONCRIEF excused

MINUTES:

DEPUTY CITY MANAGER FRETWELL said this matter involves an unsolicited proposal to work with J. A. Tiberti Construction Co. and Kittrell Garlock and Associates (KGA), Architects to explore several options in the downtown area for the development of a Metroplex, which would be an administrative hub for the Sheriff. The commitment on the part of the City would be to assist these companies in their efforts over the next several months and help prepare the Sheriff to respond to any questions of the County Commission.

REDEVELOPMENT AGENCY MEETING OF JULY 7, 2004

Business Development

Item 2 - DISCUSSION AND POSSIBLE ACTION REGARDING A MEMORANDUM OF UNDERSTANDING AMONGST THE CITY OF LAS VEGAS, CITY OF LAS VEGAS REDEVELOPMENT AGENCY, J.A. TIBERTI CONSTRUCTION CO. AND KITTRELL GARLOCK AND ASSOCIATES, ARCHITECTS, AIA, LTD. FOR THE PREPARATION OF A PROPOSAL TO DEVELOP A METRO BUILDING FACILITY ON THE COURTHOUSE PROPERTY, APN 139-34-210-047 - WARD 1 (MONCRIEF) (NOTE: THIS ITEM IS A RELATED ITEM TO CITY COUNCIL AGENDA ITEM #74)

MINUTES – Continued:

MIKE LEAVITT, representing Tiberti Construction and KGA, disseminated a booklet depicting various projects that Tiberti Construction and KGA Architects have been responsible for throughout the Las Vegas community. He indicated that the proposal requests authorization to work with City staff to prepare and analyze some options. Recently, representatives of the Las Vegas Metropolitan Police Department (Metro) approached the County Commission and suggested consolidation of eight of their functions scattered in about 16 facilities into a single facility in the downtown area. The projected savings in one year is over \$1 million. Staff from both Tiberti Construction and KGA have been following this project very closely and have already spent many man-hours in meetings held during the past eight months. A consolidated facility is not a new idea; SHERIFF KELLER spoke about it years ago.

MR. LEAVITT explained that Tiberti Construction and KGA are interested in this project because the timing is right to stand up in the community and assist with this type of project. If this project does not get underway, Metro stands to lose a lot of money, over \$6 million within the next four years, \$21 million over the next 12 years, \$85 million over the next 20 years; all due to inefficiencies.

This project will bring 575 employees working in the outlying areas of the County to the downtown area, which will create a police presence in the middle of downtown. Once the facility is completed, another 1,000 employees will be relocated downtown. This facility will also bring 200 people a day to the area that do not normally frequent the downtown area.

MAYOR GOODMAN indicated that he has met with MR. TIBERTI and MR. LEAVITT and the project sounds better every time he hears about it. It will promote safety in the downtown area, which is a perception greatly needed. What he likes most about this project is that, unlike the Regional Justice Center, it will not be a burden to the taxpayers. The cost burden will be carried by the developers, who will then workout a lease arrangement with Metro.

COUNCILMAN MACK said that booklet speaks volumes of the contributions made to this community by Tiberti and KGA. He commended them for stepping forward on taking on the financial burden.

REDEVELOPMENT AGENCY MEETING OF JULY 7, 2004

Business Development

Item 2 - DISCUSSION AND POSSIBLE ACTION REGARDING A MEMORANDUM OF UNDERSTANDING AMONGST THE CITY OF LAS VEGAS, CITY OF LAS VEGAS REDEVELOPMENT AGENCY, J.A. TIBERTI CONSTRUCTION CO. AND KITTRELL GARLOCK AND ASSOCIATES, ARCHITECTS, AIA, LTD. FOR THE PREPARATION OF A PROPOSAL TO DEVELOP A METRO BUILDING FACILITY ON THE COURTHOUSE PROPERTY, APN 139-34-210-047 - WARD 1 (MONCRIEF) (NOTE: THIS ITEM IS A RELATED ITEM TO CITY COUNCIL AGENDA ITEM #74)

MINUTES – Continued:

COUNCILMAN REESE stated this is an important project that will become an anchor for the downtown area.

TOM McGOWAN, Las Vegas resident, expressed his full support of this project.

NOTE: MAYOR GOODMAN directed this project, if it goes forward, be subject to architectural review and approval by the Council, because he wants it to be an icon similar to the Lloyd George Courthouse and the County Administration Building.

NOTE: 7/7/2004 Council Item 74 contains duplicate minutes.

(11:43 – 12:00)

2-1836

Amendment to Final Minutes

Office of the City Clerk

Redevelopment Agency Meeting Minutes of July 7, 2004

Date Submitted: November 30, 2005

Amendment to Item #2

Purpose of Amendment:

Addition of the following executed documents to the final minutes.

- First Amendment to Memorandum of Understanding dated December 15, 2004.
- Second Amendment to Memorandum of Understanding dated May 16, 2005.

Submitted By:

Stacy Campbell

Signature:

Diana L. Brown

City Clerk or Chief Deputy

Date:

12/1/05

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JULY 7, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: CHRIS KNIGHT (ACTING)

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING THE ASSIGNMENT AND ASSUMPTION AGREEMENT BETWEEN WORLD MARKET CENTER, LLC AND WMCV PHASE 1, LLC, WMC I ASSOCIATES, LLC, AND WMC II ASSOCIATES, LLC - WARD 1 (NOTE: The correct ward is Ward 5.) (WEEKLY)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

On September 18, 2002, the Agency and World Market Center, LLC entered into the Owner Participation Agreement ("OPA") which provides a portion of the tax increment derived from the development of the World Market Center Project to Developer as reimbursement of certain costs incurred with the Project. World Market Center, LLC desires to assign the OPA to WMCV Phase 1, LLC, WMC I Associates, LLC and WMC I Associates, LLC subject to the Agency's consent.

RECOMMENDATION:

It is recommended that the Agency consent to the Assignment and Assumption Agreement and authorize the execution of the Consent annexed thereto.

BACKUP DOCUMENTATION:

1. Assignment and Assumption Agreement
2. Disclosure of Principals

MOTION:

WEEKLY – APPROVED as recommended – UNANIMOUS with MONCRIEF excused

MINUTES:

CHAIRMAN GOODMAN noted that the correct ward is Ward 5.

DEPUTY CITY MANAGER HOUCHENS reviewed the information under the Purpose/Background section. Item 3 reassigns the OPA because of changes in the financing agreement. Item 4 amends and restates the OPA agreement for housekeeping purposes. He delineated the provisions of this amended and restated OPA referenced in the Agenda Memo of the backup.

REDEVELOPMENT AGENCY MEETING OF JULY 7, 2004

Business Development

Item 3 - DISCUSSION AND POSSIBLE ACTION REGARDING THE ASSIGNMENT AND ASSUMPTION AGREEMENT BETWEEN WORLD MARKET CENTER, LLC AND WMCV PHASE 1, LLC, WMC I ASSOCIATES, LLC, AND WMC II ASSOCIATES, LLC - WARD 1 (NOTE: The correct ward is Ward 5.) (WEEKLY)

MINUTES – Continued:

CHAIRMAN GOODMAN confirmed with DEPUTY CITY MANAGER HOUCHENS that this amendment would not have any economic impact on the City of Las Vegas and that it would not affect the City's relationship with the furniture mart. RICHARD JOST, Jones Vargas, rejoined that the amendments will have a positive economic impact on the City.

NICK NIARCHOS also indicated that there have been no negative or material economic changes in any of the terms of the agreement, including the repayment schedule. The amended agreement is to accommodate the additional partner.

CHAIRMAN GOODMAN noted that the development in the downtown area is phenomenal. The World Market Center is attracting other projects to the area.

NOTE: MEMBER WEEKLY requested the Agency members be kept abreast of the progress of this project, especially with the amendments, to make sure the agreement originally entered into remains in tact.

(12:00 – 12:05)

2-2575

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JULY 7, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: CHRIS KNIGHT (ACTING)

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING THE FIRST AMENDED AND RESTATED OWNER PARTICIPATION AGREEMENT BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND WMCV PHASE 1, LLC, WMC I ASSOCIATES, LLC AND WMC II ASSOCIATES, LLC - WARD 1 (NOTE: The correct ward is Ward 5.) (WEEKLY)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

This item amends and restates the Owner Participation Agreement dated September 18, 2002 between the Agency and the Developer of the World Market Center Project.

RECOMMENDATION:

It is recommended that the Agency approve and execute the First Amended and Restated Owner Participation Agreement subject to the Agency's receipt of the fully executed Assignment and Assumption Agreement.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. First Amended and Restated Owner Participation Agreement with Disclosure of Principals

MOTION:

WEEKLY – APPROVED as recommended – UNANIMOUS with MONCRIEF excused

MINUTES:

See Item 3 for all related discussion.

(12:00 – 12:05)
2-2575

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JULY 7, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: CHRIS KNIGHT, ACTING

SUBJECT:

REPORT ON LAS VEGAS REDVELOPMENT AGENCY PROJECTS CURRENTLY UNDER CONTRACT - WARDS 1, 3 AND 5 (MONCRIEF, REESE AND WEEKLY)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

To update the Agency Board on Redevelopment Agency projects currently under binding contracts with owners, developers, and consultants, and to receive input from the Agency Board on the progress of projects as warranted.

RECOMMENDATION:

Review and receive updated report

BACKUP DOCUMENTATION:

Submitted after meeting: hard copy of PowerPoint

MOTION:

None required. A report was given.

MINUTES:

Using a PowerPoint presentation, a copy of which is made a part of the final minutes, STEVEN VAN GORP, Business Development, gave an overview of the status of the following projects: Bulldog Site, CityMark Mixed-Use Loft Condos, Las Vegas Redevelopment Plan, 601 East Fremont, Edmond Town Center/Parcel B, IRS Regional Headquarters, World Market Center, Las Vegas Arts District, and L'Octaine.

MEMBER WEEKLY expressed his disappointment with the lack of progress of Parcel B. In his opinion, the Agency went above and beyond in its support of the project. The developer was given a final deadline of July 7, 2004, and he is not willing to accept any more good faith funds in exchange for extensions, unless it is money that could be allocated toward the beautification project of Martin Luther King Boulevard.

(12:05 – 12:17)

2-2856

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JULY 7, 2004

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

BEATRICE TURNER, West Las Vegas resident, insisted that it is time for the City to take back Parcel B and give a promising developer an opportunity. She also questioned the status of the CenterStage project.

TOM McGOWAN, Las Vegas resident, concurred with the comments of MS. TURNER. He then congratulated newly elected COUNCILMAN WOLFSON. He read and submitted his written comments and an Attorney General Opinion (Attorney General File No. 03-015, Pages 1-4 and 8). Copies of both documents are made a part of the final minutes.

RITA BANK HAYWARD, community activist and youth specialist, read a letter from the owner of the G.T. Mini-Market located at 632 H. Street indicating that they have not been successful in trying to obtain a beer and wine license from the City despite their efforts in being good business owners. They have also failed in their attempts to meet with COUNCILMAN WEEKLY. She requested COUNCILMAN WEEKLY grant her a meeting. MS. HAYWARD indicated that the owners of G.T. Mini-Market are good people and an asset to their community.

JEREMIAH FA, Manager of G.T. Mini-Market, said that in the 15 months they have been open they have not had a problem because they work closely with the Las Vegas Metropolitan Police Department. She urged the Council's support of obtaining a beer and wine license.

DAN CONTRERAS, Bonanza Village resident, said he was disappointed with the meeting he had with OFFICER BALLARD. He hopes the meeting with the Mayor will be more productive. He is very concerned about the lack of officers in Bonanza Village. A partnership with the Las Vegas Metropolitan Police Department is necessary in order to resolve the issues in Bonanza Village. Years ago he was told to become involved in order to make change in his community, but he has had no success and it is very frustrating. The West Las Vegas community has so many hurdles to jump. He wants to see a vision plan for West Las Vegas. CHAIRMAN GOODMAN asked MR. CONTRERAS to keep his hopes up because they are going to meet soon.

City of Las Vegas

REDEVELOPMENT AGENCY MEETING OF JULY 7, 2004
Citizens Participation

MINUTES – Continued:

AL GALLEG0, citizen of Las Vegas, welcomed MEMBER WOLFSON and asked him to file a financial disclosure statement so that the public can be aware of how he is voting on certain issues before the Council and the Agency.

DOROTHY BARNES congratulated MEMBER WOLFSON. She opined that the City is growing too fast and is not aware of some of the people that do favors to help friends build their businesses. She felt she is being used and abused by some people in this community. But she is sure that what is kept in the dark will come to light in the end. She requested a meeting with MEMBER REESE regarding some issues with her ex-husband and her in-laws.

(12:17 – 12:34)

2-3504

THE MEETING ADJOURNED AT 12:34 P.M.

Respectfully submitted: _____

GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK

September 10, 2004

Barbara Jo Ronemus, Secretary